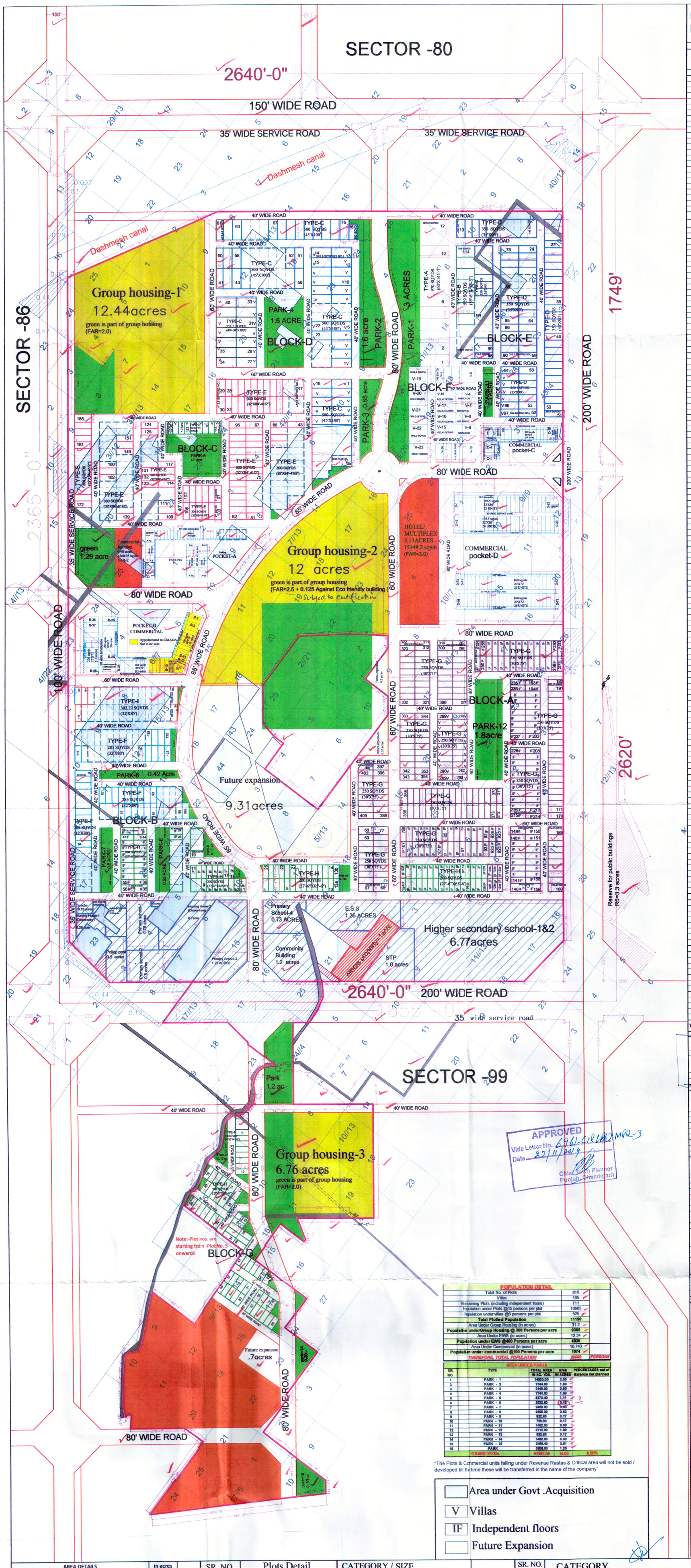
REVISED LAYOUT OF WAVE ESTATE (SEC-85 & 99),MOHALI.



PLOTS DETAIL

S.NO	PLOT NO.	TOTAL PLOTS	PLOT SIZE(IN SQYDS)	TOTAL AREA (in sqyds)	TOTAL AREA (in acres)
	BLOCK-A				
1	1-13	13	200	2600.00	
2	13a-13b	2	200	400.00	
3	14-26	13	200	2600.00	
5	58	1	334.72	334.72	
6	59-66	8	250	2000.00	
7	67-68	2	340.25	680.50	
8	69-76	8	250	2000.00	
9	77	1	334.72	334.72	
10	78-92	15	250	3750.00	
11	92a-92d	4	283.33	1133.32	
12	93-107	15	250	3750.00	
13	108-123	16	200	3200.00	
14	123a-123f	6	183.76	1102.56	
15	124-139	16	200	3200.00	
16	140	1	340.25	340.25	
17	141-148	8	250	2000.00	
18	149-150	2	334.72	669.44	
19	151-158	8	250	2000.00	
20	159-160	2	340.25	680.50	
21	161-168	8	250	2000.00	
22	169	1	334.72	334.72	
23	170-191	22	250	5500.00	
24	192	1	238.17	238.17	
25	193	1	233.33	233.33	
26	194-212	19	250	4750.00	
27	213-216	4	208.33	833.32	
28	217-235	19	250	4750.00	
29	236	1	233.33	233.33	
30	237	1	220.8	220.80	
31	238-250	13	250	3250.00	
32	251-252	2	220.8	441.60	
33	253-265	13	250	3250.00	
34	266	1	220.8	220.80	
35	267-268	2	202	404.00	
36	269-308	40	250	10000.00	
37	309-312	4	202	808.00	
38	313-321	9	250	2250.00	
39	322-323	2	202	404.00	
40	324-354	31	250	7750.00	
41	355	1	316	316.00	
42	356-372	17	250	4250.00	
43	373-387	15	250	3750.00	
44	388	1	316	316.00	
45	389-397	9	250	2250.00	
46	401	1	230.45	230.45	
47	402-409	8	250	2000.00	
	TOTAL	387		93760.53	19.37
	BLOCK-B				
1	1	1	231.07	231.07	
2	2-8	7	200	1400.00	
3	11-17	7	200	1400.00	
4	18	1	200	200.00	
5	19	1	223.79	223.79	
6	24	1	267.46	267.46	
7	25'	1	200	200.00	
8	35	1	267.46	267.46	
9	36-44	9	200	1800.00	
10	45-46	2	267.46	534.92	
11	47-55	9	200	1800.00	
12	56	1	267.46	267.46	
13	64-69	6	284.44	1706.64	
14	73-74	2	284.44	568.88	
15	75	1	256	256.00	
16	79-84	6	284.44	1706.64	
17	88	1	284.44	284.44	
18	88a	1	284.44	284.44	
19	93-101	9	284.44	2559.96	
20	103-107	5	284.44	1422.20	
21	116-117	2	284.44	568.88	
22	129-132	4	284.44	1137.76	
23	134	1	288.06	288.06	
24	149-152	4	302.22	1208.89	
25	165	1	335.28	335.28	
	TOTAL	84		20920.22	4.32
	BLOCK-C				
1	1-5	5	500	2500.00	
2	8a	1	600	600.00	
3	12-16	5	500	2500.00	
4	17	1	412.5	412.50	
5	20-28	9	300	2700.00	
6	29-30	2	412.5	825.00	
7	31-40	10	300	3000.00	
8	43	1	300	300.00	
9	63-66	4	300	1200.00	
10	67-75	9	300	2700.00	
11	80-96	17	300	5100.00	
12	97	1	311	311.00	
13	98-102	5	300	1500.00	
14	103	1	311	311.00	
15	104-111	8	300	2400.00	
16	114-117	4	300	1200.00	
17	118	1	226	226.00	
18	119-123	5	200	1000.00	
19	123a-123b	2	200	400.00	
20	123c	1	226	226.00	
21	124-125	2	300	600.00	
22	131-133	3	300	900.00	
23	139-140	2	300	600.00	
24	149-151	3	300	900.00	
25	160-162	3	300	900.00	
26	172-173	2	300	600.00	
27	181-184	4	300	1200.00	
28	185	1	374.8	374.80	
	TOTAL	112		35486.30	7.33
	BLOCK-D				
1	1-5	5	500	2500.00	
2	8-12	5	500	2500.00	
3	13-14	2	541.9	1083.80	
4	15-19	5	500	2500.00	
5	22-23	2	500	1000.00	
6	27-40	14	553.7	7751.80	
7	41	1	388.88	388.88	
8	42-44	3	500	1500.00	
9	50-52	3	500	1500.00	
10	58-59	2	500	1000.00	
11	60	1	388.88	388.88	
12	61	1	419.44	419.44	
13	62-63	2	500	1000.00	
14	67-75	9	500	4500.00	
15	76	1	350	350.00	
	TOTAL	56		28382.80	5.86
	BLOCK-E				
1	1-11	11	970	10670.00	
2	12	1	1076.3	1076.30	
3	13	1	436	436.00	
4	14-16	3	350	1050.00	
5	27-50	24	350	8400.00	
6	51	1	307.4	307.40	
7	52	1	393	393.00	
8	53-58	6	350	2100.00	
9	59	1	315.2	315.20	
10	60-67	8	350	2800.00	
11	71-77	7	350	2450.00	
12	83-89	7	350	2450.00	
13	90	1	315.2	315.20	
14	91-96	6	350	2100.00	
15	97	1	393	393.00	
16	98	1	315.2	315.20	
17	99-100	2	350	700.00	
18	107-109	3	350	1050.00	
19	114	1	569	569.00	
20	116-120	5	569	2845.00	
	TOTAL	91		40735.30	8.42
	BLOCK-F (Villas)				
1	V-1 TO V-5	5	356	1780.00	
2	V-6 TO V-9	4	600	2400.00	
3	V-10 TO V14	5	411.56	2057.80	
4	V-15 TO V-18	4	622.42	2489.68	
5	V-19	1	1024.4	1024.40	
6	V-20 TO V-22	3	976.5	2929.50	
7	V-23	1	965.51	965.51	
	TOTAL	23		13646.89	2.82
	BLOCK-G				
1	5-12	8	200	1600.00	
2	13-14	2	252.9	505.80	
3	15-23	9	200	1800.00	
4	24-25	2	252.9	505.80	
5	26	1	241.98	241.98	
6	27-32	6	200	1200.00	
7	33	1	221.36	221.36	
8	34-45	12	200	2400.00	
9	46	1	184.34	184.34	
10	46a	1	160.85	160.85	
11	47-66	20	200	4000.00	
		63		12820.13	2.65
TOTAL NO. OF PLOTS		816	TOTAL PLOTTED AREA	50.775	ACRES

Group Housing

S.NO	TYPE	AREA (IN SQYDS)	AREA (IN ACRES)
1	Group Housing-1 (FAR=2.0)	60209.6	12.44
2	Group Housing-2 (FAR=2.5 + 0.125 Against Eco friendly building)	58080	12.00
3	Group Housing-3 (FAR=2.0)	32718.4	6.76
	TOTAL	151008	31.20

DETAILS OF BLOCK - A COMMERCIAL(FAR-2)

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.	Plots under Revenue Rasta	Plots under Critical Area
	Commercial units					
1	A1	1	80.00	80.00		
2	A6-A32	27	80.00	2160.00		
	A41-A60	20	80.00	1600.00		
3	Commercial building-(FAR-2)	0	4360.95	4360.95		
	TOTAL	48		8200.95		

DETAILS OF BLOCK - B COMMERCIAL (FAR-2)

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
	Commercial units			
1	B1-B12	12	160.00	1920.00
2	B12a	1	110.50	110.50
3	B12b-B12c	2	84.72	169.44
4	B13-B35	23	160.00	3680.00
5	B36-B46	11	200.00	2200.00
	TOTAL	49		8079.94

DETAILS OF BLOCK - C COMMERCIAL (FAR-2.5)

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
	Commercial units			
1	C 1-C4	4	140.00	560.00
2	C5	1	153.00	153.00
3	C5a-C5c	3	116.00	348.00
4	C6-C19	14	140.00	1960.00
	TOTAL	22		3021.00
	BOOTHS			
5	1-7	7	33.33	233.31
	TOTAL	29		3254.31

DETAILS OF BLOCK - D COMMERCIAL (FAR-2)

SR. NO.	COMM. PLOT NO.	TOTAL NO. OF COMM. PLOTS	PLOT AREA IN SQ. YDS.	TOTAL Area IN SQ. YDS.
	Commercial units			
1	D1-D46	46	195.50	8993.00
2	D47-D98	52	160.00	8320.00
	TOTAL	98		17313.00
1	HOTEL/MULTIPLEX (FAR - 3)	1	15149.20	15149.20
	TOTAL	1		15149.20
	Total no. of commercial units (including booths)	224		
TOTAL AREA UNDER COMMERCIAL (IN SQYDS)				51997.40
TOTAL AREA UNDER COMMERCIAL (IN ACRES)				10.743

Type	Area(in sqyds)	Area(in acres)	%age	
Total Area Under Resi. Plotted	245752.17	50.775		
Total Area Under Group Housing	151008.00	31.200		
Total Area Under Residential	396760.17	81.975	35.06	out of Net Planned Area
Total Area Under Commercial	51997.4	10.743	4.59	out of Net Planned Area
Total Area Under EWS	59725.6	12.340	5.01	out of Gross Planned Area
TOTAL SALEABLE ACHIEVED - INCLUDING EWS	508483.17	105.059	42.68	out of Gross Planned Area
Area under roads, services, OHT, opens spaces & Future Expansion/ Reserve area	511917.12	105.768	45.23	out of Net Planned Area
Area under sector roads	26034.36	5.379		

PUBLIC BUILDINGS

Type	Pop	no. required	Provided no.	Area	% achieved
Nursery cum primary school(1,2,3,4)	5000	6	4	3.55	
Higher secondary school-1&2	15000	2	1	6.77	
Creche	25000	1	1	0.13	
Nursing Home-1 (Dispensary)	15000	1	1	0.28	
Nursing Home-2 (Dispensary)	15000	1	1	0.70	
CFC	-	1	1	0.65	
Community Building	30000	1	1	1.20	
Religious site-1&2	15000	2	2	0.36	
Sub Post office	25000	1	1	0.65	
Police Post	30000	1	1	0.50	
E.S.S	-	1	1	1.36	
STP	-	1	1	1.00	
TOTAL				16.93	5.214

APPROVED
Vide Letter No. 6961-C28LB2 MBR-3
Date 22/11/2014
Chief Town Planner
Punjab, Chandigarh

POPULATION DETAIL

Total No. of Plots	816
Villas	105
Remaining Plots (including independent floors)	711
Population under Plots @15 persons per plot	10665
Population under villas @5 persons per plot	525
Total Plotted Population	11190
Area Under Group Housing (in acres)	31.2
Population underGroup Housing @ 300 Persons per acre	9360
Area Under EWS (in acres)	12.34
Population under EWS @400 Persons per acre	4936
Area Under Commercial (in acres)	10.743
Population under commercial @100 Persons per acre	1074
THEREFORE, TOTAL POPULATION	26560 PERSONS

AREA UNDER PARKS

SR. NO.	TYPE	TOTAL AREA IN SQ. YDS.	Area IN ACRES	PERCENTAGES out of Balance net planned
1	PARK - 1	14520.00	3.00	
2	PARK - 2	7744.00	1.60	
3	PARK - 3	3146.00	0.65	
4	PARK - 4	7744.00	1.60	
5	PARK - 5	5372.40	1.11	
6	PARK - 6	2002.80	0.42	
7	PARK - 7	2420.00	0.50	
8	PARK - 8	2565.20	0.53	
9	PARK - 9	822.80	0.17	
10	PARK - 10	798.60	0.17	
11	PARK - 11	1452.00	0.30	
12	PARK - 12	8712.00	1.80	
13	PARK - 13	822.80	0.17	
14	PARK - 14	1452.00	0.30	
15	PARK - 15	2468.40	0.51	
16	PARK	5808.00	1.20	
	GRAND TOTAL	67991.00	14.03	8.00%

"The Plots & Commercial units falling under Revenue Rastas & Critical area will not be sold / developed till the time these will be transferred in the name of the company"

- Area under Govt .Acquisition
- V Villas
- IF Independent floors
- Future Expansion

AREA DETAILS	in acres	
Approved CLU-1	111.72	...1
Approved CLU-2	11.256	...2
Approved CLU-3	102.900	...3
Approved CLU 4 (Revenue Rasta)	5.049	...4
Approved CLU 5	4.210	...5
Total Clear Land with CLU (1+2+3+4+5)	235.135	...6
Area Excluded in planning	6.194	...7
Critical area under govt. acq. (part of CLU-1)	2.410	...8
Critical area under govt. acq. (part of CLU-3)	16.849	...9
Total Area under Govt. Acq. (8+9)	19.259	...10
Area under Revenue Rastas	2.01	...11
Grand Total (6-7+10+11)	250.21	...12
Deductions		
Transferred to PACL but CLU already taken	4.04	...13
GROSS PLANNED AREA (12-13)	246.166	...14
Area under EWS	12.340	...15
NET PLANNED AREA (14-15)	233.826	...16

SR. NO.	Plots Detail	CATEGORY / SIZE
1.		A-970 SQYDS (60'X145'-7")
2.		B-569 SQYDS (55'-6"X 92'-3")
3.		C-500 SQYDS(45'X100')
4.		D-350 SQYDS(35'X90')
5.		E-300 SQYDS(32'X84'-4 1/2")
6.		F-285 SQYDS(32'X80')
7.		G-250 SQYDS(30'X75')
8.		H-200 SQYDS(27'-6"X65'-6")
9.		I-302.22 SQYDS(32'X85')

SR. NO.	CATEGORY
1.	Group Housing
2.	Commercial
3.	Multiplex/Hotel/Comm.spaces
4.	Institutional & Facilities
5.	Parks & open spaces
6.	EWS
7.	Boundary
8.	Revenue Rasta(RR)

PROJECT: WAVE ESTATE & FAIRLAKES APARTMENTS

PROMOTER: Country Colonisers Pvt. Ltd.

Promoter Stamp & signature

Town Planner/Architect Stamp & signature

JANME JAY CHAUDHARY
B.Arch
COA No.CA/2004/33981

DRG.NO:1C

SR.NO:3

DATE:-28.10.14

PROJECT NO: